



Llantilio Crossenny

*Conservation Area
Appraisal &
Management Proposals*



monmouthshire
sir fynywy

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FORUM
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View of the open countryside from the Llantilio Crossenny Conservation Area in the direction of White Castle. The historic links between the two are an important part of understanding the wider historic setting of the village.



Part A: Purpose & Scope of the Appraisal

1 Introduction

1.1 Conservation Areas comprise the accumulation of an area's positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of Conservation Area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

1.2 Llantilio Crossenny is one of 31 designated Conservation Areas in the county of Monmouthshire. It was designated as a Conservation Area on 12th January 1976.

1.3 The *Llantilio Crossenny Conservation Area Appraisal and Management Proposals* is seen as the first steps in a dynamic process. The overarching aim is to preserve and enhance the character and appearance of the Llantilio Crossenny Conservation Area and to provide a basis for making sustainable decisions about its future management.

1.4 Key study aims:

- Identify those elements of Llantilio Crossenny which contribute to its character
- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of Llantilio Crossenny

1.5 The framework for the study follows guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas* and the latest draft guidance from Cadw; *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment in Wales*, adopted March 2011.

2 Consultation

2.1 A consultation event covering a number of Conservation Areas, including Llantilio Crossenny, was undertaken on 8th July 2010 in Monmouth.

2.2 The purpose of this event was to obtain initial views from the local community on the strengths, weaknesses, opportunities and threats to the Conservation Area.

2.3 Participants were broadly asked to consider the following:

- Positive characteristics (i.e. strengths) of the Conservation Area that makes it special
- Negative aspects (i.e. weaknesses) of the Conservation Area that threaten its special character
- Areas or features within the Conservation Area that need to be improved or enhanced (i.e. opportunities within the Conservation Area)
- Areas or features within the Conservation Area under threat or at risk
- Whether the boundary of the Conservation Area is correctly drawn
- The use of additional powers available to the Council's Planning Department to control alterations to original features on housing in the Conservation Area, such as windows and doors (where this is not already controlled)

2.4 Feedback from this initial consultation has been used by the study team in preparing the Conservation Area Appraisal.

3 Planning Policy Context

3.1 Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as: "Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance"

3.2 In addition, the Act puts particular emphasis on specific duties:

"It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas..."

3.3 This is reinforced by the guidance set out in *Circular 60/96: Planning and the Historic Environment: Archaeology* and *Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas*. In particular, the local authority should from time to time, formulate and publish proposals for the preservation and enhancement of these Conservation Areas (management proposals).

3.4 In order to undertake works of enhancement, the character of the Conservation Area needs to be clearly defined and understood (character appraisal).

3.5 National planning policy is set out in Planning Policy Wales (PPW). PPW provides the overarching national strategic guidance with regard to land use planning matters in Wales. Conservation of the historic environment is set out in Chapter 6 of PPW. Policies relating to Listed Buildings, Scheduled Ancient Monuments, Archaeological Remains and Historic Parks and Gardens are contained in PPW unless locally distinct elements require further Local Development Plan policies. PPW also sets out clear statements for development management in Conservation Areas.

3.6 This Conservation Area Appraisal should be read in the context of the Monmouthshire County Council Local Development Plan (LDP) which was adopted on 27 February 2014, covering the period 2011-2021. Strategic Policy S17 helps to meet LDP objectives to protect and enhance the historic and built environment by ensuring good design that enhances the character and identity of Monmouthshire's settlements and respects the County's distinctiveness. Conservation Area Appraisals can play a significant part in helping to meet such aspirations. The historic environment chapter

is contained in pages 167-172 of the LDP. Policies HE1, HE2 and HE3 directly relate to Conservation Areas.

3.7 The detailed criteria for assessing development proposals in Conservation Areas is set out in Policy HE1 and where appropriate aims to ensure the findings of the Conservation Area Appraisals are fully taken into account when considering development proposals. The Council will seek to preserve or enhance the special character or appearance of Conservation Areas in the assessment of Planning Applications. Policy HE2 relates specifically to the alterations of unlisted buildings in Conservation Areas to ensure that the conversion, alteration and extension of such buildings make a positive contribution to Conservation Areas. A number of detailed criteria relating specifically to the design of shop fronts in Conservation Areas are provided in Policy HE3. Policy HE3 seeks to maintain high standards of shop front design in Conservation Areas.

3.8 A number of additional studies carried out to support the LDP should be read in conjunction with the Conservation Area Appraisal. These include Landscape Capacity and Sensitivity Studies of the surroundings of Monmouthshire's towns and villages, including those with Conservation Areas. Similarly, published studies on Accessible Natural Greenspace and Habitat Connectivity may also include information that needs to be taken into account in preparing development proposals in Conservation Areas. Relevant information is also contained in the Monmouthshire LANDMAP landscape character assessment.

3.9 Draft Green Infrastructure Supplementary Planning Guidance (SPG) has also been produced. This provides practical design and planning checklists along with good practice case studies. This SPG should be read in conjunction with the Conservation Area Appraisal.

For Additional Information:

Monmouthshire Local Development Plan
<http://www.monmouthshire.gov.uk/planning>

Part B: Conservation Area Appraisal

5 Location & Setting

5.1 The village of Llantilio Crossenny is located about six miles east of Abergavenny on the old Monmouth Road (**Fig.1** & **Fig.2**). The church stands in a fertile, undulating and once richly wooded part of the county, with views to the ridge of the Skirrid. Immediately to the north of the church is the former parkland of the now lost Llantilio Court, still recognisable from its rolling pasture and scattered trees in a roughly circular area between the B4233 to the north and the River Trothy to the south. Llantilio Court garden is recorded on the Cadw Register of Historic parks and gardens. It is designated at Grade II as a landscape park surviving in its entirety, with remnants of a Japanese garden. The small stream of the White Castle Brook flows through the village from the north-west to join the Trothy on the south-eastern edge of the village. The striking

church with its splendid shingle spire is an ever-present landmark in the surrounding countryside, picturesquely positioned high on a mound flanked by parkland trees including wellingtonias.

5.2 The ruins of the medieval White Castle stand on a low hill just over a mile north-west of the village.

5.3 Hen Gwrt, a medieval moated site, lies to the north-west of the church on the edge of the settlement.

Refer to:

Part D - Plan 1 Conservation Area Plan



Fig.2 Llantilio Crossenny Location Plan

Gam, a Welsh lord who was loyal to the English Crown during the time of Owain Glyndwr's rebellion is associated by some with Llantilio (and is depicted in a window in the church). Gam fought alongside Henry V at Agincourt where, according to legend, he saved the king's life but later died in the battle. He is mentioned in Shakespeare's *Henry V*, the last name on the list of nobles slain. The medieval manor of the Bishops of Llandaff later came into the ownership of the Herberts of Raglan Castle. They transformed the park north-west of the village into a red deer park marked by a securely ditched and fenced area covering over a square mile (Knight, 2009) and Hen Gwrt became a hunting lodge. The park was enlarged in 1531 and 1617 (Locock, 2002).

6.1.3 There is limited evidence for the village itself in the medieval and early post-medieval periods. Rent rolls of 1459 record a property called 'Le Hostry' (although the rent roll places it next to and north of the church, not on the site of the present-day Hostry House, more recently the Village Inn) and a brewery on the Carvan brook (Locock, 2002). There is

reference to a mill in the village in 1621 and Llantilio Mill may occupy this site (Locock, 2002) (**Fig.4**).

6.1.4 Lord Raglan took the side of the king during the Civil War which led to Raglan Castle being slighted by the parliamentarian forces, after a siege. The deer park and hunting lodge at Llantilio Crossenny were probably also destroyed and the land sold off (Knight, 2009). A survey of 1651 records 1870 trees in the park, of which 1050 were decayed (Locock, 2002).



Fig.4 Llantilio Mill c.1865

6.1.5 In 1775, local landowner John Lewis built Llantilio Court (**Fig.5**), north of the church, and in 1820 the road in the village (a lane between Hen Gwrt and the church) was diverted around the grounds of the house, passing by the present Vicarage. A section of the Abergavenny-Monmouth road was also replaced; a bridge over the White Castle Brook is dated 1821. Stone for metalling the new road may have been taken from the remains of Hen Gwrt (Knight, 2009). The Court was positioned on the edge of a steep bank down to a small valley to the north-east. The fine Georgian House was laid out with terraced gardens, a trapezoidal walled kitchen garden with glasshouses and gardener's cottage, ornamental ponds and parkland served by a stable-block, farm buildings and two lodges (the one to the north-east lies outside the Conservation Area). The large ornamental pond had two artificial stone-revetted islands with an arched bridge to the larger island and a Japanese tea-house. 'Japanese' planting surrounded the ponds, including a swamp cypress on the larger island. The parkland was laid out with trees including oak, wellingtonia, copper beech, pine, lime and cut-leaf beech. Some trees pre-date the Court parkland while others like the wellingtonias are from the 19th-century landscaping. A water wheel pump was

positioned between the kitchen garden and White Castle Brook to supply well-water to the house and vicarage. This remains mostly intact in an underground chamber, with an overshot wheel and pump by R. Warner & Co. (RCAHMMW).

6.1.6 By 1843 the settlement comprised the church, Llantilio Court, the c.1800 clock tower stable-block and outbuildings (Court Farm), lodge, the Vicarage (later replaced), White House Farm, Weir House, the Smithy, Hostry, the Cornmill (Llantilio Mill) and a cottage on the roadside south of Hostry. By the 1880s the only notable change was the addition of another cottage, Llwyn Celyn.

6.1.7 Llantilio Court was demolished in 1922. Stony mounds cover much of the area of the house but its cellars remain visible and, in places, there are remnants of walling. The gardens survive as grassed over earthworks. The south-west side of the garden is still walled with a small round look-out tower in the west corner. The kitchen garden retains walls, lean-to sheds, a derelict brick glasshouse, a gabled shed and former gardener's cottage. The Japanese planting surrounding the ponds were mostly dug up when the house was demolished (RCAHMMW).



Fig.5 The strikingly bold and large scale Llantilio Court in the early 20th century

6.2 Settlement Plan

6.2.1 Llantilio Crossenny lies in an area of mainly dispersed settlement – scattered farmsteads and hamlets linked by a network of small lanes and tracks. It developed into a focus for settlement within this dispersed pattern because of Iddon’s grant of land here to the church which built St Teilo’s church and, later, Hen Gwrt, (built by the Bishops of Llandaff) making this a local administrative and ecclesiastical centre. Even so, the church and the manor house were not built adjacent to each other; the church was built on an artificial mound over-looking the valley of the River Trothy whilst the manor house lay next to the White Castle Brook which was used to supply the moat.

6.2.2 By the mid-19th century Llantilio Crossenny consisted of a small cluster of buildings around the church, including Llantilio Court, with other properties scattered along the various lanes, often with large spaces between plots. This pattern remained relatively unaltered until the mid- to late 20th century. Thereafter the village saw modest infill including bungalows either side of the vicarage, detached stone-faced buildings on the road leading to the River Trothy and a brick built group on Trothy Way. This newer development has effectively pulled together the once disparate elements of the settlement into a seemingly more cohesive village core.

Refer to:

Part D - Plan 2 Historical Plan

6.3 Key Historic Influences & Characteristics

6.3.1 The key historic influences and characteristics of Llantilio Crossenny are:

- Lands granted by King Iddon to St Teilo in c.600 and subsequently held by the monasterium of St Teilo, Carmarthenshire
- In the medieval period the lands passed to the See of Llandaff, the area becomes a major manor of the Bishops of Llandaff

administered from Hen Gwrt, a moated manor house.

- Llantilio Crossenny forms part of a wider pattern of dispersed settlement and its form until the 20th century reflected this character with properties generally detached from one another alongside the narrow lanes.
- 1775 Llantilio Court built with terraced gardens, walled kitchen garden, ponds, parkland trees, lodges and farm buildings. Re-routing road.
- 1922 Llantilio Court demolished
- Mid-20th century infill. Later 20th century large detached houses together with bungalows
- Closure of The Hostry Public House in the mid to late 20th century

6.4 Archaeological Potential

6.4.1 The moated site at Hen Gwrt is a Scheduled Ancient Monument, identifying it as a site of national importance. Within this area there will be a presumption in favour of preservation of archaeological remains in-situ. Advice from Cadw should be sought at an early stage in the formulation of development proposals within or adjacent to the scheduled areas.

6.4.2 There has been limited archaeological work carried out within the village and a historic core area has been identified based on historic map evidence and settlement analysis. It is strongly recommended that advice from the Glamorgan-Gwent Archaeological Trust, the council’s archaeological advisors, should be sought at an early stage in any proposed development in the historic core area.

Refer to:

Part D - Plan 3 Area of Archaeological Potential

7 Spatial Analysis

7.1 Background

7.1.1 Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'character areas' and provide a clear understanding of the defining elements making up the character of a particular part of the Conservation Area. This leads to a more useful and comprehensive document in development control terms.

7.1.2 Whilst individual character areas have been defined with a line (see **Plan 6**), adjacent areas will, in almost all cases, have a direct effect on the character of any defined sub-area. Character areas do not sit in isolation and when considering the impact of proposals on the character and/or appearance of a Conservation Area the character area and adjacent character areas and their wider setting (which may in some cases extend beyond the Conservation Area boundary) should be very carefully considered. There are often cases where character areas will overlap giving these spaces added complexity and importance in terms of proposed changes.

7.1.3 It should be noted that whilst four character areas have been identified, it is also important to appreciate the cohesion to the whole Conservation Area, which should always be considered when addressing the character of the Llantilio Crossenny Conservation Area.

7.1.4 For general guidance on the criteria used for assessing buildings making a particularly positive contribution to the Conservation Area, please refer to **Appendix 1**.

Refer to:

Part D - Plan 4 Spatial Analysis

Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

Part D - Plan 6 Character Areas

7.2 Overview

7.2.1 Llantilio Crossenny is a rural, dispersed settlement dominated by its landmark church. The Conservation Area comprises a handful of roadside cottages interspersed with grander historic houses and 20th century infill. The church dominates the surrounding countryside, its shingle spire an ever-present feature in the surrounding landscape. The landscape setting of the area is important to its character and appearance with its farmland, riverbanks and remnants of an historic park. Llantilio Court estate and its parkland once defined the character of settlement, the large Georgian mansion house was demolished in 1922 and now only the remains of its cellars survive together with its once grand parkland with its home farm, stables, walled kitchen garden, ornamental ponds and specimen trees such as wellingtonias.

7.2.2 Presently the village is a linear settlement with no focal centre. Landscape views of the open countryside, woods and distant views to the Brecon Beacons are the key feature. The White Castle Brook meanders its way across the Conservation Area to the River Trothy, which skirts the eastern edge.

7.3 Character Areas

- Surfaces

7.3.1 Four distinct character areas have been identified in Llantilio Crossenny, the boundaries of which have been identified in **Fig.9** below and Plan 6. This section will identify the key attributes of each character area.

Refer to:
Part D - Plan 6 Character Areas

7.3.2 Each character area makes reference to the following key considerations

- Form (cohesiveness – why is it a character area)
- Scale & Building Line
- Significant buildings or groups of buildings making a positive or special contribution
- Materials
- Views
- Local Features
- Significant Spaces & Gaps
- Trees, hedges and boundaries

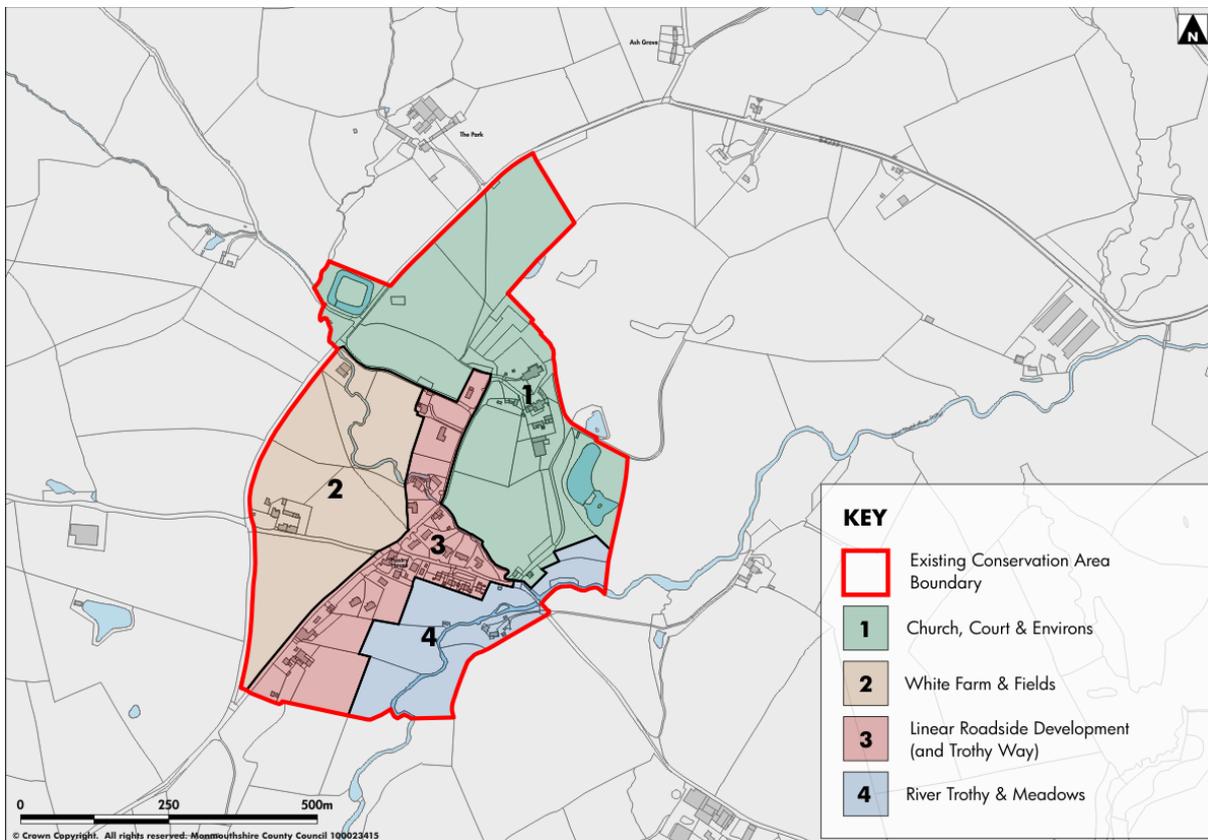
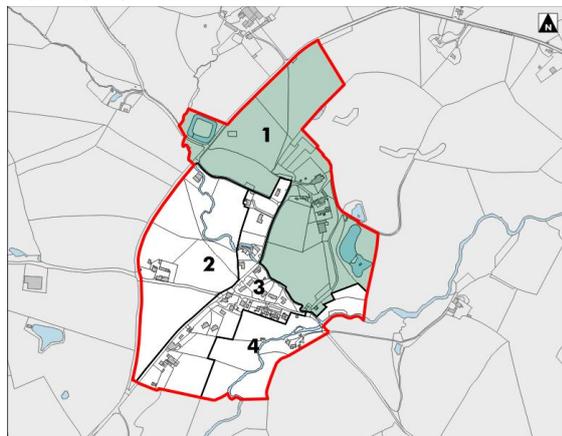


Fig.6 Llantilio Crossenny Character Areas

CHARACTER AREA 1

The Church, Llantilio Court & Parkland



Refer to:

Part D - Plan 6A

7.3.3 This character area comprises the landmark church, Llantilio Court ruins, Court Farm, Raglan Lodge, parkland and the medieval moated site of Hen Gwrt to the west. The area is distinguished by a number of magnificent wellingtonias and other parkland trees. The interaction between largely open landscape and built form is an essential characteristic with the ruins of Llantilio Court gradually returning to the land.

7.3.4 The area contains key buildings of substantial proportions (the parish church and Court Farm), juxtaposed to the small scale of the Cottage Orn  style Raglan Lodge. St Teilo's is a grand cruciform church of unusually large proportions (for its village setting) with its tall nave symmetrically framed by the north and south aisles, and its crossing with north and south transepts (**Fig.7** next page). Court Farm is a regular 'L' plan farmstead with two storey farmhouse, converted two-storey stable block and coach house, threshing barn and other small-scale ancillary farm buildings (**Fig.8**). The principal farmhouse and attached buildings are orientated east-west, parallel to the church. The stone walls of Llantilio Court's grounds are a potent reminder of the former estate (**Fig.9**). Llantilio Court Cadw Registered Historic Park and Garden. An historic photograph shows how the gardens to the house once looked (**Fig.10**).



Fig.8 'U'-plan farm building range at Court Farm



Fig.9 Llantilio Court's boundary walls survive as reminders of the scale and extent of the former house and grounds



Fig.10 Llantilio Court's gardens showing paths, seating, the boundary wall and thick tree-line



Fig.7 St Teilo's church, an important and village-defining landmark in the landscape

7.3.5 Court Farm’s stone walls with large stone gate piers (Fig.11), farm buildings, stone sett courtyard, and Raglan Lodge form an important group that once made up part of the grand and extensive Llantilio Court, its ruins sited on the edge of a steep bank to the north of the church (Fig.12 next page). The kitchen garden to the south of the church, and garden to the west with stone walls, corner look-out tower, stone door case, small square Pavilion and 19th century animal graves are key estate features and form a surviving group of some considerable historic and architectural significance within the Conservation Area (Fig.13).



Fig.11 Court Farm with substantial cut stone walls and gate piers denote a high status home farm associated with Llantilio Court

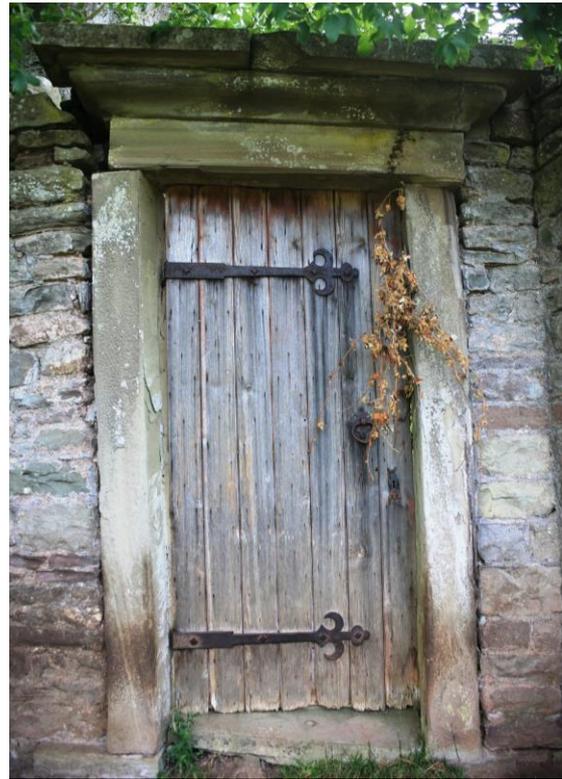


Fig.13 Stone doorcase, arched doorway and animal graves are features of the Llantilio Court grounds



Fig.12 The ruins of Llantilio Court remain as a reminder of the house

7.3.6 The church is constructed of red sandstone rubble with ashlar dressings, slate roofs and shingle spire (**Fig.14**). The ruins of Llantilio Court are local rubble stone with substantial cut-stone sections of walls and stone and red brick vaulted cellars. The stone boundary walls to the gardens and grounds are coursed sandstone rubble with flagstone copings and cut stone mouldings to gateways (**Fig.15**). Gate piers in and around the farmstead are substantial structures with cut stone capping's. The Pavilion has rubble stone walls and a pyramidal clay tiled roof (**Fig.16**). The wall to the left of the entrance gate has 'hen and chick' coping stones. The farmhouse and stables/coach house are rendered with slate roofs and red brick chimney stacks. The house range has an ornate clock with decorative lead-work, slate roof and pinnacle. Farmhouse windows are replacement modern casements; those in the west range under Tudor style drip moulds. Surviving windows to the coach house are multi-paned vertical sliding timber sashes. The timber veranda to the coach house is a feature of note. Farm buildings are coursed rubble stone, but display their estate status with flat cut-stone arches and drip moulds to primary doorways. Later buildings and additions are red brick. Roofs are an attractive and vernacular mix of clay pantiles, natural slate and corrugated iron (**Fig.17**).



Fig.14 The sandstone church exhibits a fine shingle spire



Fig.15 Coursed sandstone rubble walls are a feature of the former Court grounds



Fig.16 The Pavilion has a clay tiled pyramidal roof



Fig.17 Agricultural buildings at Court Farm display a wide variety of materials including rubblestone, brick, clay tile, slate and corrugated iron

7.3.7 The landmark church sits on top of a mound above the village at a high point in the surrounding landscape. Views, in some cases, are restricted by mature specimen parkland trees, but there are views in the churchyard and from the look-out turret west to the distant Black Mountains in the Brecon Beacons National Park and views over fields to the north-west and east (**Fig.18**). The farmstead is somewhat hidden in the landscape. From the farm buildings there are views north to the farmhouse and its clock turret with the spire of the church in the background. Views south-east look over the ornamental ponds, the northern pond now heavily silted up (**Fig.19**). From the ruins of Llantilio Court there are well-defined views to the church set on the mound immediately to the west and towering over the site of the demolished house. Views east from the ruined house look out on to the very distinctive curved ridge line of the valley that sweeps around north to south (**Fig.20**). The churchyard is an important public green space forming part of the Cadw Registered Park and Garden. The factory-produced heavy profile black railings to the west portion of the churchyard, a memorial donation, are of a robust design.



Fig.19 View south-east over the ornamental ponds



Fig.20 The strong ridge line east of Llantilio Court ruins



Fig.18 Views west from the look-out turret to the surrounding countryside

7.3.8 Features of local note in the character area include the publically accessible, well-preserved moated site of the Hen Gwrt manor house. This comprises a mown grassy square accessed over a modern timber bridge (Fig.21). A stone arched road bridge over the brook, dated 1815 is a feature replicated to the south at the cross roads (Fig.22). Only a small information sign provides the passer-by with the knowledge that this is a key medieval site.

7.3.9 The church is an impressive building, its grandeur testament to the wealth and status of the Bishops of Llandaff. Its range of finely carved internal memorial slabs is a reminder of Llantilio Crossenny's prosperous history. The churchyard contains a good variety of gravestones, a 'tea caddie', an interesting timber monument of 1920 and a medieval cross base (reset) with a 1914-18 War Memorial (Fig.23). The church itself contains glass from Llantilio Court with an inscription to Sir Dafydd Gam of Hen Gwrt who died at Agincourt in 1415 (Fig.24).



Fig.21 The moated site, now reminiscent of an overgrown ornamental pond



Fig.22 19th century stone bridges take roads over the White Castle Brook



Fig.23 An unusual timber monument is a feature in the churchyard

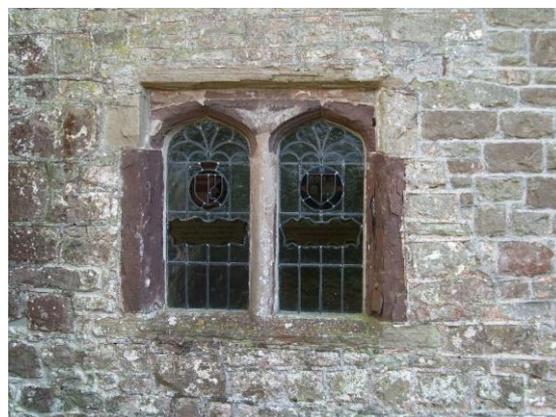


Fig.24 Fragments of glass reset in the window are remnants of a window from Llantilio Court

7.3.10 The stone walls of the Court gardens and grounds provide an insight into the extent of the Court with kitchen garden, gateways (and stone gate piers around the farmstead), pavilion, circular look-out turret, house ruins and earthworks, all important reminders of Llantilio Court. The house ruins include substantial cellars, cut stone walls, a flight of stone steps (overgrown), and section of iron railings laid on a wall complete with coping stones. The landmark parkland trees are an equally significant local feature as are the ornamental ponds (**Fig.25**). An iron pedestrian gate and six bar field gate next to the garden wall at the entrance to the church are good survivals of historic ironwork once widely used for estate features such as this (**Fig.26**).

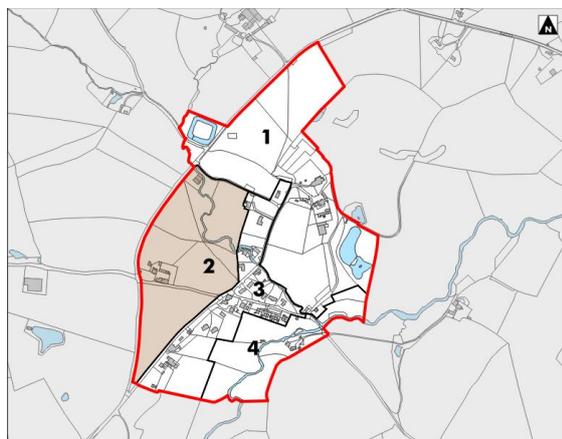


Fig.26 19th century field gate and pedestrian gate are good examples of historic ironwork



Fig.25 Landmark specimen trees are survivals from the historic parkland

CHARACTER AREA 2
White House Farm & Fields



Refer to:
Part D - Plan 6B

7.3.11 This character area forms the western part of the Conservation Area comprising fields through which the White Castle Brook flows. The early 18th century White House Farm sits on the roadside just east of the staggered cross-roads. The farmstead comprises a detached farmhouse with dairies, two converted stone barns and further small ancillary outbuildings to the north. North of the farmstead, on the south bank of the brook lie two mid-late 20th century steel-framed barns. Fields are irregular, medium-sized and laid to pasture with mixed native hedging. To the north of the farmhouse is an orchard.

7.3.12 White House farmhouse is a substantial three storey, symmetrical three-bay house orientated facing south with its large stone barn ranges parallel to one another and also facing south (**Fig.27**). Tarw Barn is a large former threshing barn attached to Millstone barn with two cart openings on the roadside. The Coach House, featuring a half hipped roof, is a smaller structure to the north.

7.3.13 The listed farmhouse and unlisted converted outbuildings form a substantially intact group of considerable historic and architectural value, prominently sited west of the village. They are an important focus on the approach to the village and strongly define and enclose this part of the lane approach (**Fig.28**).



Fig.28 The converted roadside threshing barn forms a group with the farmhouse and other farm buildings at White House Farm



Fig.27 The formal symmetrical façade of White House farmhouse

7.3.14 The farmhouse façade is rendered with exposed stone quoins, the north-west wing being painted rubble-stone. The hipped natural slate roof has stone end-stacks. The house has a variety of timber windows with stone sills. There are casements to first and second floor level and 16-pane hornless sashes to ground floor level. The converted barns are coursed rubble-stone with natural slate roofs and dark stained timber windows.

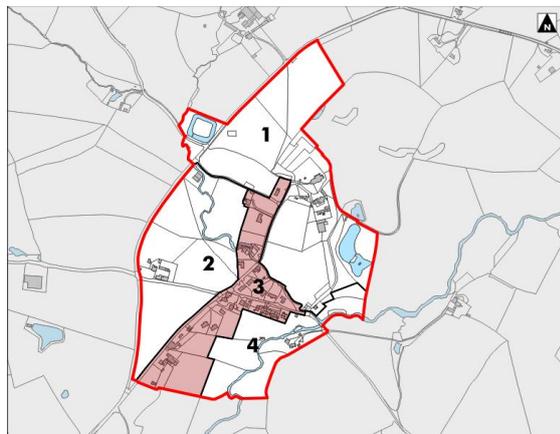
7.3.15 The farmhouse is a notable landmark in the surrounding fields, especially from the south-west. On the B4233 south of the farm there are views north-east towards the spire of St Teilo's Church. At the cross-roads on the B4233 there are open views to the countryside and distant hillscape as well as views west to open countryside. There are a series of landmark field trees north and east of the farmstead. A belt of trees along the White Castle Brook restricts views across farmland to the north. There is a strong edge to the developed core of the village with open countryside coming right up to the domestic curtilage of houses within the core. The topography and low field boundaries accentuate this expansive landscape punctuated only by the historic buildings that make up the White House Farm group.

7.3.16 The hedge-lined pastures with occasional field trees characterize this area. The rural landscape with distant hills is a key local feature and part of the important wider landscape setting to this Conservation Area (**Fig.29**).



Fig.29 The surrounding agricultural landscape is an important feature of the Conservation Area

CHARACTER AREA 3 Linear Roadside Development



Refer to:
Part D - Plan 6C

7.3.17 This character area forms a long, narrow strip following the lane from the B4233 in the south, north-east towards the church with 20th century housing infill leading down to the River Trothy to the east. The area is characterized by its linear development of dispersed detached stone houses, with higher density mid-20th century brick semi-detached houses on Trothy Way (former Council housing) and late-20th century large detached stone-faced houses opposite. By the nature of the dispersed settlement there are four sub-groups of buildings with the 19th century estate stone cottages in the south, Hostry House, Blacksmiths and Weir House in the centre, the red brick Vicarage to the north and the large 20th century houses to the east.

7.3.18 Buildings are generally of a modest scale; two-storey detached houses with occasional larger houses orientated facing the roadside, either directly on the road (the Blacksmiths, **Fig.30**) or set back in generous grounds (the Vicarage, Weir House). 20th century infill is set back either facing the roadside (Brook House, Alderbrook, Tiffany Lodge, Sherilea, Telephone Exchange) or offset to the roadside (The Folly, Tyn y Cae, Waunglas, Rhoswaun, Hostry Wood House). Trothy Way is an out-of-character formal group of semi-detached, two-storey, brick houses facing inwards to their access road. Weir House and Hostry House are exceptions

to the modest domestic scale with Weir House being an unusually large symmetrical three-bay house of two-stories plus attic (**Fig.31**). Its neighbour, an out-of-place and very large brick and rendered shed, sits just back from and faces the roadside. Hostry House (formerly the village inn) is a dominant, but attractive corner building of three bays with the two end bays projecting and a striking gabled entrance bay with central chimney stack above (**Fig.32**). The varied orientation of the buildings and a lack of consistent building line create informality to the settlement's built form and contribute to the rural character.



Fig.30 The Blacksmiths is set on the roadside



Fig.31 Weir House, a large house of high-status within the Conservation Area



Fig.32 Hostry House sits on an important junction within the Conservation Area and is a key historic building of some considerable historic and architectural interest

7.3.19 Significant groups of buildings which make a positive contribution towards the character and appearance of this part of the Conservation Area include the listed group of estate buildings to the south-west comprising the rubble-stone and ashlar c.1878 Hostry Cottage, contemporary cottage pair (now a single house, Llwynceilyn) and former Llantilio Estate laundry of 1878. All are on the south side of the approach road into the village (**Fig.33**). Hostry House and Hostry Hall form a significant group at the cross roads, the latter with two interesting blocked arched doorways in its gable (**Fig.34**). Further north there is a good village group comprising; Weir House, a traditional K6 red telephone box and stone arched bridge over White Castle Brook, and the extended Blacksmiths. This creates the only group that could be considered to be the focus (other than the church) to the settlement. The red brick Vicarage, set in formal grounds with stone boundary wall to the north and a stone outbuilding form a further small domestic group of historic and architectural significance (**Fig.35**).



Fig.33 Llwynceilyn and the former estate laundry are important buildings related to the former estate



Fig.34 Paired blocked archways in the gable of Hostry Hall



Fig.35 The red brick vicarage and stone outbuilding survive and form a significant group

7.3.20 Materials are varied; most historic buildings are coursed local sandstone rubble, the estate cottages with ashlar dressings (**Fig.36**) and Hostry House rendered and painted white with natural slate or stone slate roofs. The Vicarage is distinctive for its use of red brick in an otherwise stone dominated settlement. The Trothy Way houses are constructed of mixed stock buff brick with concrete tiled roofs and uPVC windows and as such are completely out of character with the rest of the Conservation Area. However, later 20th century introductions are all of a similar style, with stone-faced facades and rendered gables, decorative barge-boards, casement windows and cement fibre slates.

7.3.21 There are a considerable number of important views within the character area. From the south, on the roadside, there are good defining views north-east to the church which rises above the village; its shingle spire is a landmark from many viewpoints (**Fig.37**). Hostry House, on the corner of the cross roads, terminates key views south from White Castle Brook and west from Trothy Way (**Fig.38**). Further north the Blacksmiths terminates views south along the lane from the vicarage. At the east end of Trothy Way there are views looking east down to the River Trothy and the stone bridge. From the bridge, views west are blocked by the brick houses on Trothy Way, which are elevated above the meadow in the foreground. In the southern section of this character area, paddocks and generous gardens between houses are an essential characteristic of the dispersed settlement on entering the village from the south.



Fig.36 Hostry Cottage displaying sandstone rubblestone and ashlar dressings



Fig.37 Views north-east to the church, with its landmark spire, set high on a mound glimpsed above treetops



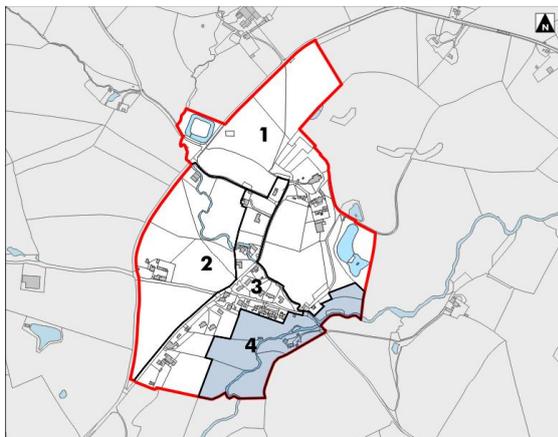
Fig.38 Hostry House terminates views from the White Castle brook

7.3.22 The character area's features of local note include the estate-style stone cottages, the traditional red 'K6' telephone box and stone bridge over the White Castle Brook (**Fig.39**). Natural features such as the mixed native hedges, grass verges and paddocks significantly contribute to the special character of the Conservation Area.



Fig.39 The traditional red 'K6' telephone box and stone arched bridge are features of considerable local note within the character area

CHARACTER AREA 4
Head of the Valley



Refer to:
Part D - Plan 6D



Fig.41 Characteristic rubblestone walls at Llantilio Mill

7.3.23 This small character area covers the south-east corner of the Conservation Area along the banks of the River Trothy. The small, grass meadows lead down to the river, hidden from view by dense tree cover. On the south side of the river lies the converted mill and mill cottage. The lane crosses the river over a stone bridge with cutwaters in an area enclosed by tree cover and rich meadow land.

7.3.24 Llantilio Mill is a striking building within its rural setting, with a three storey 'tower', located on the south side of the River Trothy. The mill faces north-east, with Mill Cottage (a single storey plus attic) facing north; with various other later ancillary outbuildings forming a riverside group (**Fig.40** next page).

7.3.25 The mill and cottage in its riverside location, together with the stone bridge downstream, form a group of considerable historic and architectural interest making a positive contribution towards the character and appearance of this part of the Conservation Area.

7.3.26 The mill is constructed of random rubble stone with cut-stone semi-circular arches above windows with stone sills (**Fig.41** & see **Fig.4**). The roof is clay pantile with stone chimney stacks. Windows are two light multi-pane casements. Mill Cottage is whitewashed rubblestone with dormer windows with barge boards, a natural slate roof, and rendered chimney stacks. The stone bridge is constructed of squared local stone.



Fig.40 Llantilio Mill (top) and Mill Cottage (bottom) are isolated and form a striking group of some considerable historic and architectural interest to the south-east of the Conservation Area



7.3.27 Views are restricted within this character area due to mature tree cover. Approaching the river from the Trothy Way, there are views south-east to the bridge and back from the bridge to the brick semi-detached houses of Trothy Way to the north-west. Llantilio Mill and Cottage are hidden from view by tree cover. Views open out south of the bridge, to the open countryside south and east. The meadows along the banks of the tree-covered river banks are very important wildlife corridors with a rich and diverse habitat and many grassland species (particularly noted for butterflies in the summer months) (**Fig.42**).

7.3.28 The stone bridge is an important local feature forming part of the important approach to the village across the river from the south (**Fig.43**). The meadows are an important natural feature and essential wildlife habitat. The mill is a significant historic building; conversion has resulted in the loss of the original timber fourth storey of the mill 'tower' and insertion of additional window openings, but these alterations have been sensitively achieved, retaining the building's historic and architectural interest.



Fig.42 Species-rich meadowland along the River Trothy



Fig.43 The stone bridge is a local feature of historic and architectural significance and forms part of the eastern approach to the village

7.4 Architectural & Historic Qualities of Buildings

7.4.1 The small village of Llantilio Crossenny retains a number of buildings of architectural significance from a number of periods, both listed and unlisted, yet making a positive contribution to the character of the Conservation Area.

7.4.2 This assessment has been made both by on-site analysis and by reference to the Database of Listed Buildings for Llantilio Crossenny compiled by Cadw and the entry in the Gwent/Monmouthshire in the Buildings of Wales series by John Newman (*Yale U.P 2002*).

7.4.3 The buildings are assessed broadly chronologically by periods, although some buildings will of course have subsequent alterations and additions. There are a series of buildings which could be broadly termed as vernacular, which include the former Blacksmiths, White House Farm and Mill Cottage.

Vernacular

7.4.4 The former Blacksmiths (**Fig.44**) is located near the bridge, and is a linear range of buildings of diminishing heights having an upper entrance approached by a stepped platform. It is constructed of rubble under a recent slate roof and is now converted, but retains its original character and setting.

7.4.5 The barns on the road frontage on the south-east side of White House Farm (**Fig.45**) may be contemporary with the early 18th century White House farmhouse. Whilst these are converted to residential use, they retain their simple form, slit windows and large cart door openings under a pent roof, albeit the openings are now fully glazed. The plain sandstone rubble walls are well constructed and the roofs recently re-clad with natural slate.

7.4.6 Mill Cottage (**Fig.46**) is single storey with two large attic dormers. It was probably altered in the 19th century when the decorative bargeboards and porch were added, however it retains its long, low vernacular character.



Fig.44 Former Blacksmiths. A typical vernacular composition of main building and secondary wings set out in linear fashion and of diminishing heights.



Fig.45 The Barns at White House Farm are attractive, converted traditional farm buildings but retaining many of their external characteristic features



Fig.46 Cottage near the former Water Mill. Its basic form is that of a vernacular dwelling although it appears to have been adorned with later Victorian additions including the decorative bargeboards

Medieval

7.4.7 The Church of St Teilo (Grade I listed, **Fig.47**) standing in a prominent position in the village, has a striking spire clad in wooden shingles, which can be seen from many vantage points within the Conservation Area and from the wider landscape setting. The church is constructed in Old Red Sandstone rubble, with ashlar dressings and a natural slate roof. The spire was added to the late 12th century tower in 1708-9. The core of this outstanding cruciform plan church dates from the 12th century, which is illustrated by the typical narrow lancet windows found in the aisle walls. The chancel and nave are out of alignment with each other, an unusual but not unknown feature of medieval churches. In the 15th century the nave was substantially heightened, producing a clerestory, which contributes to the quality of the fine interior space.

7.4.8 The raising of the nave has resulted in the unusual profile of the west end (masked in most churches by a west tower) recalling many Italian and Romanesque churches. The west window, at clerestory level, is contemporary with these 15th century alterations. It has a central mullion with cinquefoil cusps to each light. The window has a flat head rather than the more usual gothic pointed arch. The impact of mid-19th century restoration is relatively modest, and mainly confined to additional windows in the south aisle (in Early English style) and in the north aisle. The grand scale and interior character of the spaces remains essentially medieval.



Fig.47 St Teilo's Church, a magnificent mainly 12th century cruciform church with an 18th century shingle-clad spire, is located in a commanding position in the village. The 15th century raised clerestory and west window contribute to its striking profile

17th Century

7.4.9 Hostry House (**Fig.48**), located at the staggered crossroads in the centre of the village, is of 16th century origin but with much 17th century rebuilding, with a broad two storey front and a single rear wing. It has characteristic end chimney stacks (later increased in height in brick), painted rubble walls and a steep pitched roof. The house has two unusual features; two broad, shallow canted bays which have lower pitched roofs, and a central gable stack aligned over the front door. It is difficult to ascertain if these are contemporary with the building of the house or were later alterations. Windows are casements, probably inserted in the 19th century or possibly later.

7.4.10 Weir House (Grade II listed, **Fig.49**) terminates the view in its dell-like setting, with a symmetrical south-east facing main façade. This is a typical late 17th century Renaissance composition of '2½' storeys, with a steep pitched hipped roof with three dormers, each with hipped roofs. Whilst the roof tiles and

flues on the side stacks are 20th century replacements, the profile of the house retains its original character. The three windows on the first floor and two windows flanking the central front door are transomed casements, typical of the period. The trellis porch and glazed door are 20th century additions. There are a number of additions and alterations to the rear of the building, including a former shop and slaughterhouse.



Fig.49 Weir House. A fine late 17th century Renaissance house. Whilst it has had many alterations and additions, it retains its 17th century profile and window pattern



Fig.48 Hostry House. A wide fronted house, much altered but with 16th century origins, located in the centre of the village. The central gable chimney and shallow canted bay windows are unusual features

18th Century

7.4.11 White House Farmhouse (Grade II listed, **Fig.50**) is an interesting comparison with Weir House, illustrating some of the differences in the developments in architectural design between the 17th and 18th centuries. White House Farmhouse also has a three storey symmetrical front elevation and is three bays wide. Furthermore it has tall stone end stacks and a hipped roof, although the pitch of the roof is lower. The main elevation is rendered, a Georgian preference in an attempt to imitate expensive ashlar stonework rather than the more 'vernacular' appearance of rubblestone, and utilises dressed stone for quoins and window cills. The first and second floors have casement windows (untypical, and probably later replacements). The ground floor has multi-paned sash windows either side of the modern porch enclosing the front door.

7.4.12 Court Farm (**Fig.51** & **Fig.52**) is located immediately south of the church, at a lower level. The buildings are in a poor state of repair, yet retain their intrinsic historic and architectural value. The farmstead is an irregular group of buildings, with a late 18th to 19th century range with a threshing barn (marked by the full height doors in gabled porches) and possible former stables that served Llantilio Court, now partly converted into residential use. The centre of the long ridge is topped by a clocktower, with a tall pyramidal roof. Behind this range is a single storey U-plan range with a pantile roof which faces away from the barn/stable range. The central bay has a wide centrally placed door with an unusual canted dripmould as part of its lintel although it is possible that the ashlar work of this doorway has been inserted into the rubble stone wall. This building may have originally been a stable.



Fig.50 White House Farmhouse. A strictly symmetrical early -18th century farmhouse, with sash windows on the ground floor and casements above. The central porch is modern



Fig.51 Court Farm. This range with its eye catching clock tower is unfortunately in a poor state of repair



Fig.52 Court Farm. A fine U-plan stable range with an unusual canted dripmould lintel. The pantiled roof is a colourful contrast to the natural slates on almost all the buildings in the village

Victorian

7.4.13 Llantilio Crossenny experienced some expansion in the mid-late 19th century as the Estate constructed a number of buildings to accommodate different functions and uses.

7.4.14 At the western end of the Conservation Area, a small group of estate buildings reflects the quality of architectural design applied to relatively modest buildings.

7.4.15 'Llwyncelyn' (Grade II Listed, **Fig.53**) was built in 1878 as a pair of semi-detached estate workers' cottages. The cottages, entered at each gable end, have now been joined internally to form a single house but otherwise they retain their original external character. A substantial central stone chimney stack unites the building. The low-pitched slate roof with projecting eaves and projecting bargeboarded gable ends give a somewhat Italianate character to the building. The eaves are supported by boldly expressed brackets. These are '1½' storey cottages with an attic storey lit by half dormers with low pitched roofs. On the ground floor of these rubble stone cottages, a pair of four light mullioned windows with stone cills and drip mould lintels, complete this attractive, well-proportioned building.



Fig.53 Llwyncelyn. The former estate cottages with the former Laundry to the left were built in 1878. These handsome semi-detached cottages were later converted to a single house

7.4.16 Immediately to the east of Llwyncelyn and somewhat set back, lies the former Laundry (Grade II listed) (**Fig.53**). This building also dates from 1878, as indicated by its simple date plaque, high on the gable wall. It is constructed of the same materials although it has less architectural detail; simple eaves, a slightly higher pitched roof and a brick chimney. However, it has similar four light mullioned windows. The main clue to its original function is the louvre on the ridge line.

7.4.17 A few metres along the road from Llwyncelyn is another estate cottage, Hostry Cottage (Grade II listed), set back behind a white picket fence and a post box (**Fig.54**). This cottage, although built at approximately the same time as Llwyncelyn c1878, is of a design more akin to a vernacular cottage. This is in a wide frontage two storey style, with brick gable end chimneys and a symmetrical façade of central door, (the door itself a recent design), and five casement windows. The stone lintels are constructed of stone voussoirs, with Jacobean style drip moulds. The cottage is constructed in sandstone rubble with some ashlar dressings.



Fig.54 Hostry Cottage. A well-proportioned estate cottage built circa 1878, in good condition, set back from its white picket fence

7.4.18 Another rather larger estate cottage (Raglan Lodge, **Fig.55**) possibly built at the same time or probably a little later, is situated north-east of the former water mill. This is of a more picturesque, cottage orné design. The cottage has an informal asymmetrical plan, of two storey and single storey elements. The ground floor elements are of rubble sandstone, the first floor is quasi or faux timber-framing, 'black and white' appearance, with a medium to low pitched roof (possibly re-tiled). Windows are casements; some on the ground floor are squared bays under hipped roofs.



Fig.55 Raglan Lodge. A late 19th century estate cottage. A decorative half-timbered first floor and projecting bay windows feature in this deliberately picturesque composition

7.4.19 The former water mill (**Fig.56** & see **Fig.4**) to the south-east of the Conservation Area, now converted to residential use, consists of a three storey tower although a photograph of 1865 shows it as four storeys, with an extra 'half-timbered' storey. The upper part of the tower was demolished and the present tower is topped by a hipped roof. The side wing appears to be as originally built. The Mill is constructed of rubble stone with cambered arches over the windows.



Fig.56 Former Water Mill. Originally the tower was slightly higher and had a, presumably, Victorian timber-framed top storey. The building has been converted to residential use

20th – 21st Century

7.4.20 A number of detached houses have been built within the Conservation Area. Whilst their layout, plan shape and form derives little from the character of the area, the choice of relatively local stone and roofing slate minimises their impact.

7.5 Activity: Prevailing & Former Uses

7.5.1 Llantilio Crossenny was once an important estate of the Bishops' of Llandaff, with their moated manor house and grand cruciform church being in the parish of White Castle, later in the parish of Llantilio Crossenny. The grounds north-west of the moated manor house were developed into a prestigious deer park (where Park Farm is now). In the 18th century, parkland and gardens were created north of the church for the Georgian Llantilio Court which was served by a kitchen garden, Court Farm, estate laundry, cottages and lodge house. In the 19th century the village inhabitants worked in agriculture, employed on the Llantilio Court estate. In addition there was a blacksmiths, inn, shop and post office and working corn mill.

7.5.2 Today the village is in residential use with privately-owned houses, the Vicarage, White House Farm, Court Farm and parish church. The church remains active and hosts the annual Llantilio Crossenny Music Festival.

7.6 Contributions Made By Key Unlisted Buildings

7.6.1 There are a number of unlisted buildings which make important positive contributions towards the character and appearance of the Conservation Area, both individually and in groups. Key groups are:

- White House Farm stone barns east of the listed farmhouse. Despite conversion they still form an important farmstead group with the farmhouse
- Court Farmhouse, stables/coach house, stone outbuildings, gardener's cottage, gate piers and stone sett courtyard with key estate features
- Llantilio Court ruins comprising cellars, walls, stone steps and iron railings
- Hostry House and Hostry Hall are two whitewashed stone buildings of character. Hostry House is a prominent building with attractive façade. The original Hostry was of 16th century origins, the present building's features suggest a 17th century date.
- Llantilio Mill and Mill Cottage, two good quality vernacular buildings of considerable historical and architectural interest
- Raglan Lodge, an attractive 19th century stone and half-timbered lodge cottage related to Llantilio Court
- Stone arched bridges at Hen Gwrt, the cross-roads on the B4233, next to the blacksmiths, and over the River Trothy

7.6.2 Individual properties which make a positive contribution towards the character and appearance of the Conservation Area and important boundary walls and outbuildings are identified on **Plan 5**.

Refer to:

Part D - Plan 5 Listed Buildings & Buildings Making a Particular or Special Positive Contribution

7.7 Prevalent Local & Traditional Materials

7.7.1 The village has a strong harmony of vernacular materials with some use of brick on more modern development. There has been some detrimental (but reversible) alteration in the form of late 20th century timber and metal casements as well as uPVC windows and concrete tiled roofs.

Walling

7.7.2 Stone is usually local sandstone, predominantly red/brown but with some grey colouration and is usually seen as rubblestone but laid to courses (**Fig.57**). Estate buildings (cottages, farm buildings, walls and gateways) have distinctive cut stone dressings. The Vicarage is unusual for its use of red brick. The ex-Council houses on Trothy Way are an incongruous buff brick which does not relate to the vernacular materials of the Conservation Area. Traditional openings in stone walls are typically small and timber casements were used. Some later Victorian cottages have larger openings with timber vertical sliding sashes. Hostry House has a series of timber cross windows.

7.7.3 There is some use of render or whitewash to older houses (Hostry House and Hall) and render to modern infill. This is generally painted (white, cream and other pastel shades)

7.7.4 20th and 21st century detached houses utilise local rubblestone to some elevations.

Roofing

7.7.5 Traditional houses still retain natural slate roofs. Some agricultural buildings and lower order buildings have Victorian clay interlocking tiles, for example, the outbuildings at Court Farm (**Fig.58**). This is generally seen at low pitches to simple gabled roofs with brick or stone ridge chimney stacks. There has been some replacement with late 20th century concrete interlocking tiles (Hostry Hall). Modern 20th century buildings often have concrete interlocking tile roofs or cement fibre slates.



Fig.57 Examples of walling materials used in the Conservation Area



Fig.58 Examples of roof materials used in the Conservation Area

Boundary walls and retaining walls

7.7.6 A key characteristic building type of the Conservation Area are the rubblestone boundary walls associated with the former Llantilio Court estate (**Fig.59**). These local sandstone rubble stone walls vary in height but are often tall and well-built, topped with flagstone copings. Boundary walls create positive enclosure to areas and provide structure to views through doorways and gates. Small sections of historic railings survive in the area of Llantilio Court. These are a characteristic feature of the former estate.



Fig.59 Examples of boundary walls and retaining walls within the Conservation Area

8 Contributions Made by Green Spaces (including Biodiversity Value), Trees, Hedges & Natural Boundaries



Fig.62 An opening between trees reveals a former mill pond

8.1 Green spaces make a very important contribution towards the special character of this Conservation Area. The surrounding open landscape of green fields with low hedge boundaries allows good views to the landmark church, positioned high on a mound between parkland trees. From the churchyard and B4233 there is a good view of the distant Black Mountains with the distinct form of the Skirrid in the foreground (**Fig.62**). The two gardens forming the Llantilio Court, Cadw registered park and garden and the ornamental ponds, along with parkland trees contribute greatly to the quality of these formal green spaces found within the Conservation Area. The open fields and paddocks between houses ensure the

continued character of the historic dispersed settlement set in a rural landscape dominates. Meadows along the banks of the River Trothy provide rich and diverse wildlife habitat. Mature tree groups around the churchyard frame the parish church and provide depth and structure to the landscape. The distinctive curving ridge to the east of the church is a very prominent land feature.

9 Key Views



Fig.64 View north-west from the churchyard to Park Farm

9.1 Landscape Setting

9.1.1 The landscape setting of the village is of vital importance to the character and appearance of the Conservation Area. Set in rolling farmland the village retains many of its parkland features. There is a noticeable graduation between the large hedge-lined fields to the west and the smaller meadows and tree cover to the east along the River Trothy. The village forms part of a much wider agricultural landscape best viewed from White Castle.

Refer to:

Plan 4 Spatial Analysis

9.2 Types of View & Their Relative Significance

Strategic

9.2.1 There are strategic views to the church from the southern approach to the village core (along the lane on which the estate cottages stand). The church sits above the rest of the settlement on a mound surrounded by mature parkland trees. There is a key view south-east from the towers of White Castle to the village with the church of St Teilo defining the view and best summarising the way in which the rural landscape penetrates the village core, with built form (other than the church) very much secondary to the open landscape (**Fig.63, next page**). This visual link reminds the observer of the historic relationship between castle and village. From the churchyard there are open views west to the Skirrid and views north-west to Park Farm (**Fig.64**).

9.2.2 There are long views from the B4233 north-east to the prominent rendered White House Farmhouse. The spire of St Teilo can be seen from the same position as well as the former estate Laundry and Llwyncelyn to the south-east. The view picks up on key building groups within the Conservation Area.



Fig.63 View of the village from White Castle's towers

Glimpsed

9.2.3 There are continuous glimpsed views of the church from the B4233 as the road bends around from Hen Gwrt north-east towards Tal-y-Coed, within its park setting with mature parkland trees. There are also glimpsed views from Court farmyard north to the church spire (**Fig.65**). On the B4233 there are views to the church south of White House Farm. From Court Farm there are views south-east to the ornamental ponds. The footpath running along the stone garden wall, west of the church, provides views south across a field towards the red brick Vicarage and its stone outbuilding.

Terminated

9.2.4 There are two key terminated views, both focused on Hostry House, which is prominently positioned on the cross roads within the village; the view north-east from Trothy Way and, the view south from outside the Blacksmiths. From the road next to the Vicarage the Blacksmiths also terminates views south along the lane.



Fig.65 The church spire rises over Court Farm in views from fields to the south

10 Degree of Loss of Architectural and/or Historic Elements

10.1 There has been some loss of historic windows, doors and roof coverings. These are however in most cases a reversible change to houses. Windows and roof coverings are the most significant and consistent change to historic buildings but a good number of historic windows still survive.

Part C: Management Proposals

11 Boundary Revisions

11.1 Overview

11.1.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development or a re-appraisal of the special character of a particular part of the village.

11.1.2 For general guidance on why suggested boundary changes are being made, please refer to **Appendix 3**.

Refer to:

Part D - Plan 7 Management Proposals

11.2 Areas for Inclusion (Fig.66)

The pond to the east of Court Farm

11.2.1 This small pond (now much silted up) is an integral part of the former parkland to Llantilio Court and was the site of Japanese Gardens. The pond is part of a group of water features with the much larger pond (within the Conservation Area) immediately to the south.

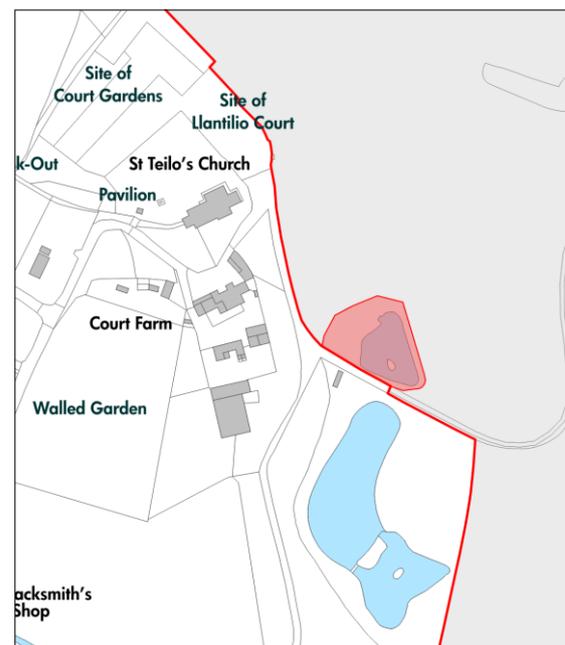


Fig.66 Plan showing area for inclusion in the Conservation Area

12 Article 4 Directions

12.1 Under Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, planning permission is granted as 'permitted development' for a range of minor developments subject to limits and conditions designed to protect the amenity of the environment. Due to the sensitive nature of Conservation Areas and the fact that such 'permitted development' in this environment could be harmful to the character of the area, it is recommended that these 'permitted development rights' are restricted in order to preserve the character of the Conservation Area.

12.2 Article 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a Conservation Area, and which therefore should be brought within full planning control in the public interest. There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the Conservation Area.

12.3 Article 4 Directions may be applied to the whole Conservation Area, to parts of it such as Character Areas, or to individual buildings or groups of buildings, or features. This will be subject to further detailed consideration and recommendation. Their introduction does not mean that development specified within them is automatically precluded, but does seek to ensure that through the exercise of full planning control that such development does not harm the character or appearance of the Conservation Area and that all alternatives that can avoid this have been fully explored."

12.4 Examples would include:

- The erection, alteration or removal of a chimney
- Various kinds of development fronting a highway – to include gates, fences or walls or any other means of enclosure
- The construction of an external porch
- The painting of the dwelling house
- The construction of a building or enclosure within the curtilage of a building
- Alteration including partial demolition of a gate fence or any other means of enclosure and the construction of a means of access to a property
- Microgeneration – possible restrictions on changes which fall within permitted development rights relating to the retrofitting of renewable energy equipment; for example, wind turbines and photovoltaic cells, where they would have a significant impact on the character and appearance of the Conservation Area.

12.5 Within the Llantilio Crossenny Conservation Area Article 4 Directions should be considered for windows and doors and roof coverings where the original natural slate, clay tile or pantile survives. The roof covering, chimney stacks, windows and doors to the Vicarage should be protected as well as the chimney stacks, windows and front door to Hostry House.

12.6 Stone boundary walls to the registered parkland and gardens form an important part of the character and appearance of the Conservation Area and should be retained.

Refer to:

Part D - Plan 7 Management Proposals

13 Proposals for Enhancement

13.1 General Enhancement Opportunities

13.1.1 A number of opportunities exist that would help to enhance the overall appearance of the Conservation Area. These include:

- Boundary walls: maintenance and upkeep
- Footpaths and routes
- Maintenance of the public realm
- Traffic, parking and street improvement.
- Signage strategy

13.2 Specific Enhancement Projects

The Llantilio Court ruins and garden walls

13.2.1 The court ruins remain as substantial vaulted cellars and brick and masonry sections. These ruins should be stabilised through re-pointing and repair. The stone steps and walls to the court including retaining walls and boundary walls with iron railings should be repaired, vegetation removed, dislodged stones re-laid and re-pointed. The listed walls to the garden are in need of repair and re-pointing. Further degradation may lead to the loss of the look-out tower and stone doorway, both leaning and with structural cracks. The timber door requires repair.

Llantilio Court's ornamental ponds

13.2.2 These ornamental ponds, once home to the Court's Japanese Gardens require dredging. Care should be taken to retain any historic planting scheme. The ornamental bridges were not seen but are expected to be in need of general repair. Please note that this area may be ecologically sensitive. Any proposals for enhancement should carefully consider the natural environment in addition to the historic and aesthetic issues relating to the character and appearance of the Conservation Area.

Llantilio Court's walled kitchen garden

13.2.3 The walls to the kitchen garden should be stabilised, vegetation removed, dislodged stonework re-laid and re-pointed. The surviving structures including the remains of the glasshouses, gardener's cottage and sheds require stabilising, re-pointing and re-roofing in the case of the gardener's cottage.

Hen Gwrt moated site

13.2.4 The moated site has a well-maintained central green but the moat requires cleaning and excess vegetation such as flag irises removed as part of an ongoing management project. A new interpretation scheme could better inform visitors of the site's importance. Please note that this area may be ecologically sensitive. Any proposals for enhancement should carefully consider the natural environment in addition to the historic and aesthetic issues relating to the character and appearance of the Conservation Area.

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